

Contractor Yard+Shop+Office Opportunity

12029 Davenport Road, Agua Dulce, CA

For Sale



Hard-to-find **1.84-acre M1-zoned property** with existing improvements ideal for contractors, equipment operators, and businesses needing **yard space + shop + office in one location.**

Located in an established industrial pocket surrounded by contractor yards and similar uses, this property offers immediate functionality with upside potential.



Pamela Verner
Broker
661.714.5271
DRE Lic #01815191
pamela@scvcommercial.com

Disclaimer: No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. SCV Commercial Real Estate Lic #01523815

Contractor Yard+Shop+Office Opportunity

For Sale

12029 Davenport Road, Agua Dulce, CA

PROPERTY HIGHLIGHTS

- **1.84 ACRES (80,054 SF)-Flat, usable land.**
- **LAM1 (Light Industrial) Zoning.**
- **3,600 sf shop** with office and living quarters.
 - 200 Amp power
- **7,444 sf Structure** (ideal for office conversion or live/work use).
 - New 400 Amp panel
- Covered outdoor work area + multiple structures
- Well, Septic, and Propane utilities
- Potential to expand usable yard area
- **Owner will consider Lot Line Adjustment to add additional 1 acre of M1** (not included in current list price)



Unique M-1 Zoned Property with Versatile Improvements — Ideal for Contractor Yard, Industrial Use, or Live/Work Conversion.

Property presents a rare opportunity to own a 1.84-acre (80,054 SF) parcel zoned M-1 (Light Manufacturing) with exceptional flexibility and potential.

Surrounding properties are primarily contractor yards and industrial uses, making this site well-suited for light manufacturing, contractor operations, equipment storage, or live/work configurations. The existing house could be converted to office or operational space, or continue to serve as a residence for live/work opportunity. There is potential to remove trees and create additional yard space, enhancing functionality and value. With its prime M-1 zoning, large lot, and substantial existing improvements, this is an ideal opportunity for an owner-user, investor, or business looking for a unique industrial property with built-in flexibility.



Pamela Verner
Broker
661.714.5271
DRE Lic #01815191
pamela@scvcommercial.com

Disclaimer: No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. SCV Commercial Real Estate Lic #01523815